



**AMENDMENTS TO THE 1997  
UNIFORM  
BUILDING CODES  
February 1, 1999**



Section 102 of the Uniform Building Code is amended by adding a third paragraph to read as follows:

The building official shall examine or cause to be examined every building or structure or portion thereof reported as dangerous or damaged. If such is found to be an unsafe building as defined in this section, the building official shall give to the owner of such building or structure written notice stating the defects thereof. This notice shall require the owner or person in charge of the building or premise, within 48 hours to commence either the required repairs or improvements or demolition and removal of the building or structure or portions thereof. All such work shall be completed within 30 days from the date of notice, unless otherwise stipulated by the building official. Proper service of such notice shall be by certified mail made upon the owner or his agent. The designated period within which said owner or agent is required to comply with the order of the building official shall begin as of the date he received such notice.

Section 103 of the Uniform Building Code is amended by adding a second paragraph to read as follows:

Any person, firm or corporation, after being served with written notice by the building official, willfully violating any of the provisions of this code shall be deemed guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each day or portion thereof during which any violation of any of the provisions of this code is committed, continued or permitted. Each violation shall be punishable by a fine not to exceed five hundred (\$500.00) dollars.

Section 104.2.5 of the Uniform Building Code is amended to read as follows:

104.2.5 Occupancy Violations. Whenever any building or structure or equipment therein regulated by this code or other ordinances which are enforced by the code enforcement agency is being used contrary to the provisions of this code or those ordinances, the building official may order such use discontinued and the structure, or portion thereof, vacated by notice served on any person causing such use to be continued. Such person shall discontinue the use within the time prescribed by the building official after receipt of such notice to make the structure, or portion thereof, comply with the requirements of this code, or other applicable ordinances.

Section 105.1 of the Uniform Building Code is amended to read as follows:

Section 105.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the building official and fire chief relative to the application and interpretation of the building and fire code, and to determine appeals regarding the suitability of alternate materials and types of construction, there shall be and is hereby created a building and fire code board of appeals consisting

of eleven persons residing in the city. The findings of the board regarding appeals of modifications shall be advisory in nature. The board shall consist of two structural engineers, two architects, four builders, two lay persons and one person with expertise in fire prevention. The fire chief and building official shall be ex officio members. The building official shall be an ex officio member of and shall act as secretary to said board. But the building official or fire chief shall have no vote upon any matter before the board. The board of appeals shall be appointed by the city council. The term of office should not exceed two (2) years and shall be limited to three (3) consecutive two-year terms. All vacancies shall be filled for the unexpired portion of the term only. The board shall adopt reasonable rules and regulations for conducting its meetings and shall render all decisions and findings in writing to the appellant with a duplicate to the building official and fire chief. Each application to the board shall be accompanied by a filing fee as set forth in the fee schedule adopted by the city of San Antonio.

The Uniform Building Code is amended by adding Section 105.3 to read as follows:

#### 105.3 Quorums and Majority Vote

1. Six (6) members shall constitute a quorum.
2. The vote of a majority of the members present shall be necessary for adoption of any matter. Each member of the board of appeals shall have one (1) vote.

Section 106.2 Items 2 and 7 of the Uniform Building Code are amended to read as follows:

2. Minor repairs to fences not over 6 feet high. Up to 25% of the overall contiguous length of a fence shall constitute minor repair.
7. Platform, walks and driveways not more than 30 inches above grade, not constructed of concrete, and not over any basement or story below.

Section 106.4.1 first paragraph of the Uniform Building Code is amended to read as follows:

106.4.1 Issuance. The application, plans, specifications, computations and other data filed by an applicant for a permit shall be reviewed by the building official. Such plans may be reviewed by other departments of this jurisdiction to verify compliance with any applicable laws under their jurisdiction. If the building official finds that the work described in an application or a permit and the plans, specifications and other data filed therewith conform to the requirements of this code and other pertinent laws and ordinances, and that the fees specified in Section 107 have been paid, the building official shall issue a permit therefore to the applicant. No permit shall be issued where there is not a supply of approved water for domestic or fire protection use and adequate to the purposes for which the property is intended to be used.

Section 107.2 of the Uniform Building Code is amended by changing the first paragraph to read as follows:

107.2 Permit fees. Table 1-A. The fee for each permit shall be as set forth in the fee schedule adopted by the city of San Antonio. Such fees are subject to change.

Section 107.3 of the Uniform Building Code is amended to read as follows:

107.3 Plan Review Fees. When submittal documents are required by Section 106.3.2, a plan review fee shall be paid at the time of submitting the documents for plan review. Said plan review fee shall be in accordance with the fee schedule adopted by the city of San Antonio.

The Uniform Building Code is amended by adding Section 107.3.1 to read as follows:

107.3.1 Preliminary Plan Review Fees. Preliminary plan reviews may be made when requested. A fee for such review shall be assessed in accordance with the fee schedule adopted by the city of San Antonio. Applicants shall submit written comments summarizing building code interpretations agreed upon in the preliminary plan review, as soon as reasonably possible following the review. The Department of Building Inspections will approve or disapprove such comments and return to applicant as soon as reasonably possible.

Sections 107.5.1 and 107.5.2 of the Uniform Building Code are amended to read as follows:

107.5.1 Work requiring a permit shall not be commenced until the permit holder or his agent has posted the building permit in a conspicuous place on the premises. Where work for which a permit is required by this code is started, prior to obtaining said permit, the specified fees may be doubled. The payment of such double fee shall not relieve any person from fully complying with the requirements of this code in the execution of the work nor from any other penalties prescribed herein.

The Uniform Building Code is further amended by adding Section 107.7 to read as follows:

107.7 Buildings Being Moved. Inspection of structures located outside city limits. An inspection to determine compliance with city requirements shall be made of any building or structure that is located not more than five miles from the city limits and on which an application to move same into the city is pending before the zoning board of adjustment. A fee shall be charged in accordance with the fee schedule adopted by the city of San Antonio.

Section 108.5.4 of the Uniform Building Code is amended by adding Section 108.5.4.1 to read as follows:

108.5.4.1 Insulation Inspection. To be made after plumbing, electrical rough in and the framing inspection has been approved and an approved insulating material has been installed. A certification from the installer on his/her letterhead is acceptable in lieu of an inspection.

Section 108.8 of the Uniform Building Code is amended by changing the fourth and fifth paragraphs to read as follows:

The reinspection fee charged shall be in accordance with the fee schedule adopted by the city of San Antonio. In instances where reinspection fees have been assessed, all fees shall be paid before release of the utilities.

Section 109.1 of the Uniform Building Code is amended by changing the first paragraph to read as follows:

109.1 Use and Occupancy. No building or structure shall be used or occupied, and no change in the existing occupancy classification or physical change of occupant of a building or structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefor as provided herein.

Section 109.1 Exception of the Uniform Building Code is amended by changing it to read as follows:

EXCEPTION: Group R Division 3 and Group U-1 occupancies and tenants of apartments and hotels.

Table 1-A of the Uniform Building Code is amended by deleting it and replacing it with the fee schedule as adopted by the city of San Antonio.

Section 216 of the Uniform Building Code is amended by adding the following definition:

Occupant is any person, agent, firm or corporation that occupies a building or part thereof as an owner or a tenant.

Section 220 of the Uniform Building Code is amended to read as follows:

220. Structure is that which is built or constructed, an edifice or building or fixture, or any piece of construction of any kind of a permanent nature, including, but not limited to, reinforced concrete slabs and patios, fences, masonry barbecue pits and carports.

Section 302.4 of the Uniform Building Code is amended by adding exception No. 5 to read as follows:

EXCEPTION 5: A one-hour fire resistive occupancy separation is not required when both the R-1 dwelling unit and U-1 garage are provided with an NFPA 13R sprinkler system.

Section 310.2.2 of the Uniform Building Code is amended by adding the following exception to read as follows:

EXCEPTION: A one-hour fire resistive occupancy separation is not required when both the common laundry rooms and dwelling units are provided with an NFPA 13r sprinkler system.

Section 310.9.1.1 is amended to add the following paragraph:

310.9.1.1 One battery operated smoke detector shall be installed adjacent to each group of sleeping rooms in every existing residential dwelling.

Section 310.9.1.2 of the Uniform Building Code is amended to read as follows:

When the valuation of an addition, alteration or repair to a group R occupancy exceeds \$2,500.00 and a permit is required, or when one or more sleeping rooms are added or created in existing Group R occupancies, smoke detectors shall be installed in accordance with subsections 310.9.1.1; 310.9.1.3; 310.9.1.4 and 310.9.1.5 of this section.

Section 312.4 of the Uniform Building Code is amended by adding a fourth paragraph to read as follows:

Private garages which are constructed in conjunction with any Group R Divisions 1 and 3 occupancy shall be equipped with fixed louvers or screened openings or exhaust ventilation to the outside with exhaust openings located within six (6") inches of the floor. The clear area of the louver opening or of

the openings into the exhaust ducts shall be not less than sixty (60 s.i.) square inches per car stored in such private garage.

Section 403 Title of the Uniform Building Code is amended to read as follows:

#### 403 High Rise Provisions

403.1 of the Uniform Building Code is amended to read as follows:

403.1 Scope. This section applies to all buildings, each having floors used for human occupancy located more than 75 feet above the lowest level of fire department vehicle access. Such buildings shall be of Type I or II F.R. construction and shall be provided with an approved automatic sprinkler system in accordance with Section 403.2.

EXCEPTION: Open parking garages classed as a Group S, Division 4 refers to Table 3-H.

Section 404.3.1 is amended by replacing Uniform Building Standard 9-1 with NFPA 13.

Section 502 of the Uniform Building Code is amended to read as follows:

502. Premises Identification. Approved numbers or addresses shall be provided for all buildings in such a position as to be plainly visible and legible from the street or road fronting the property. Said numbers shall contrast with their background. Numbers shall be a minimum 4" in height.

Section 508 of the Uniform Building Code is amended by adding the following exception:

EXCEPTION: For apartments three stories or less in height, an approved NFPA 13R may be used in a building of Type II one-hour, Type III one-hour and Type V one-hour construction to substitute for the one-hour fire-resistive construction.

Section 707 of the Uniform Building Code is amended by adding 707.4 to read as follows:

707.4 Every structure shall have installed approved insulation materials as follows: exterior walls, minimum R-11 factor; roof, ceiling or attic areas, minimum R-19 factor.

EXCEPTION 1. Buildings and structures or portions thereof which are neither heated or cooled or that portion of buildings used primarily for storage or warehousing.

2. Portions of a building and structures constructed of light transmitting wall elements.

Section 708.3.1.2.1 of the Uniform Building Code is amended by adding exception No. 3 to read as follows:

EXCEPTION 3: In R-1 occupancies when an NFPA sprinkler system is installed in occupied areas, draft stop in attics are required every 3000 square feet instead of at every unit; however,

the greatest horizontal dimension may not exceed 60' and draft stops are required at breezeways.

Chapter 9 is amended by replacing Uniform Building Standards 9-1, 9-2 and 9-3 with NFPA 13 1996 Edition, NFPA 13R 1996 Edition and NFPA 14 1996 Edition whenever they are referred to in this chapter.

Section 904.1.2 exception 3 of the Uniform Building Code is amended to read as follows:

3. Automatic sprinkler systems in Group R occupancies four stories or less may be in accordance with NFPA 13R 1996 Edition.

Section 904.1.3 of the Uniform Building Code is amended by adding the following exception:

EXCEPTION: Group R Division 1 occupancy apartments

Section 904.2.3.2 is amended to read as follows:

904.2.3.2 Basements. An automatic sprinkler system shall be installed in basements classified as a Group A occupancy.

Section 906.6.1 of the Uniform Building Code is amended by adding a new exception as follows:

EXCEPTION: Curtain boards shall not be allowed in buildings wherein early suppression, fast response (ESFR) sprinkler systems are installed. For requirements in buildings with high-piled combustible stock, see the fire code.

Section 1003.3.1.10 of the Uniform Building Code is amended by changing the first sentence to read as follows:

1003.3.1.10 Special egress-control devices. When approved by the building official, exit doors in Group B, Group F; Group I, Division 2, Group R, Division 1 congregate residences serving as group-care facilities and Group S occupancies may be equipped with approved listed special egress-control devices of the time-delay type, provided the building is protected throughout by an approved automatic sprinkler system, or an approved automatic smoke-detection system. Such devices shall conform to all the following:

Section 1003.3.1.6 Exception 1.2 of the Uniform Building Code is changed to read as follows:

EXCEPTION 1.2: A door may open at a landing that is not more than 8 inches lower than the floor level.

Section 1004.2.4 of the Uniform Building Code is amended by adding Exception 2 to read as follows

EXCEPTION 2: In Group B occupancy lease spaces, other than full floor tenants, exits may be placed at a distance apart equal to not less than one-third of the length of the maximum overall diagonal dimension of the area to be served measured in a straight line between exits.

EXCEPTION 3: In R-1 occupancies where an NFPA 13r sprinkler system is installed, exits may be placed at 1/3 the maximum diagonal distance apart.

Section 1004.2.6 of the Uniform Building Code is amended by adding an exception to read as follows:

EXCEPTION: In fully sprinkled B office buildings, dead-end hallways and corridors shall not exceed 30 feet.

Section 1004.3.4.3 of the Uniform Building Code is amended by adding Exceptions No. 7 and 8 to read as follows:

EXCEPTION No. 7 Non-rated corridor construction may be used in non-sprinkled, single-tenant office spaces in the following circumstances:

(a) The travel distance to the rated public corridor or exit is less than 75 feet along the path of travel from the most remote point in the tenant space. Single station smoke detectors are installed in accordance with their listing within non-rated corridors (or pathways) at intervals not to exceed 30 feet. The activation of any detector shall activate alarms audible in all areas served by the corridor. Exception 7 shall not apply when rated corridors are required for stair separation measurement along corridors per the exception to UBC 1004.2.4. System smoke detectors, if used in lieu of single station detectors shall be in accordance with the 1996 Edition of NFPA 72. Such detectors need only be installed within the non-rated corridor.

Exceptions 7 and 8 shall not apply when rated corridors are required for stair separation measurement along corridors. (See exception to 1004.2.4).

Section 1003.3.3 of the Uniform Building Code is amended by adding Subsection 1003.3.3.14 to read as follows:

1003.3.3.14 Exterior fire escape. Any existing exterior fire escape which is deemed to be adequate fire escape under the laws of the state or under the provisions of the city fire prevention regulations shall be deemed an adequate means of egress for emergency use, as required by this chapter, and the number of existing exterior fire escapes shall be provided to comply with the fire escape law of the state and the city fire prevention regulations.

Elevator lobbies are not required where open stairs connect two stories in accordance with 1005.3.3.1, Exception 1.

Table 10A Item 22 Nurseries for children (Day Care) occupancy load factor (square feet) is amended to read as follows:

In day care centers, the occupant load shall not be less than one person for each 30 feet of net floor area. Net floor area shall be the floor area within the inside perimeter of the walls of the rooms used for day care, excluding storage rooms, kitchens, hallways, bathrooms or any other room accessory to child care use.

Chapter 11 is amended by deleting and replacing with new Chapter 11 as follows:

Chapter 11 - Accessibility: All buildings or portions of buildings must comply with the accessibility standards adopted by the state of Texas. Projects shall be submitted to T.D.L.R. for review, inspection and approval in accordance with state law.

1203.3 of the Uniform Building Code is amended by adding Section 1203.3.1 to read as follows:

1203.3.1 Range Hoods. Ventilating hoods when provided in dwelling units shall be vented to outside air or provided with any other approved system. Ducts shall be constructed as required by the uniform mechanical code.

Section 1403.6.4 Weeps is amended by adding number 1403.6.4.6 to read as follows:

1403.6.4.6 All anchored masonry veneer on weather exposed surfaces shall be provided with adequate drainage (weep holes) not to exceed four (4) feet apart located at the bottom of the veneer.

Section 1506 of the Uniform Building Code is amended by adding Subsections 1506.6 and 1506.7 to read as follows:

1506.6 On zero lot line development where roof projections are allowed by deed covenant or ingress/egress easements, adequate gutters and down spouts shall be provided to direct roof water away from adjacent property. Roof projections shall not extend beyond a point 1/3 the width of the easement or a maximum of 24 inches.

1506.7 Any Group R, or Group U-1 occupancy with roof edges less than 3 feet to any property line, shall be provided with gutters and down spouts to direct roof water from adjacent property.

Chapter 18 of the Uniform Building Code is amended to read as follows:

1806.1 of the Uniform Building Code is amended by revising the last sentence of the first paragraph to read as follows:

Footings shall have a minimum depth as indicated in Table No. 18-I-C and 18-I-D unless another depth is recommended by a foundation investigation.

Section 1806.2 of the Uniform Building Code is amended by revising the last sentence of the first paragraph to read as follows:

1806.2 Where design is not provided, the minimum foundation requirements for load-bearing wall shall be as set forth in Table No. 18-I-C and 18-I-D.

Section 1806.6 of the Uniform Building Code is amended by adding the following:

Any approved power driven connector may be used if installed in accordance with manufacturer's specifications. Interior non-load bearing walls may be fastened using concrete nails not to exceed 24 inches on center.

Chapter 18 of the Uniform Building Code is amended by adding Table 18-I-D to read as follows:



**Table 18-I-D Pier Foundation Minimum Requirements (1)**

Number of				Depth
Floors				Below
Supported	Min. cross section or diameter	Width	Thicknes s	Undisturbed
by	Wood, Masonry or	of	of	Ground
the	Concrete Piers	Footing	Footing	Surface
Foundation(1 )	Wood Masonry Concrete	(In.) (4)	(In.)(4)	(Inches)
1	6" 8"(2) 10"(3)	18	6	24
2	6" 8"(2) 10"(3)	24	10	30

1. Foundations may support a roof in addition to the stipulated number of floors. Foundations supporting roofs only shall be as required for supporting one floor.
2. Masonry units to be fully grouted with 1/2" reinforcing bar in each cavity.
3. 2-5/8" reinforcing bar evenly spaced with the pier.
4. Footing to be reinforced by 6x6.W2.9 x w 2.9 or minimum 4-3/8" reinforcing bars. Should shimming be required between the pier and the sill, shimming shall not exceed 1-1/2" and be of lumber strength equal to the sill. For sill size, see Table 23-IX as amended.

Chapter 19 of the Uniform Building Code Volume I is amended by adding Section 1923 to read as follows:

1923 - Locally Accepted Minimum Standards. The following are locally accepted minimum standards for concrete and reinforcement necessary for grade supported foundations. Commercial, residential and additions and detached accessory buildings over 600 square feet and less than 5,000 square feet for slab on grade foundation unless otherwise required to be designed by an engineer.

#### **Slab on Grade Foundation Requirements**

1. Residential minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi. Commercial minimum slab thickness 5 inches and concrete to be a minimum of 3000 psi.
2. Residential minimum beam width 10 inches exterior, 8 inches interior. Commercial minimum beam width 12 inches exterior, 12 inches interior.
3. Minimum beam depth below natural grade - 6 inches exterior, interior to natural grade.
4. Residential minimum beam depth overall - 24 inches exterior, 18 inches interior, from top of slab (12" for commercial).

5. Concrete to be separated from the earth with no less than 6 mil polyethylene or other approved materials.
6. Base materials shall consist of 6 inches of sand, gravel, or other accepted granular materials and the sub grade shall be free of all growth or vegetation.
7. Additions shall be tied to the existing slab by bars of equal size and spacing with a minimum 4-3/4" diameter anchor bolts at each beam abutting existing slab and 1/2" diameter compression rods minimum 24" on center.
8. Reinforcing steel in beams shall be placed at mid-height. Tension and compression 4-3/4" in diameter reinforcing bars, two at top and two at bottom continuous with corner bars. Stirrups 3/8" in diameter. Exterior and interior beams, stirrups shall be 18" on center or 3/4 of depth of beam, not to exceed 30 inches.
9. Reinforcing steel in slabs.

Bar Diameter	Spacing Each Way	Maximum Panel Size
3/8"	12"	10'
1/2"	12"	16'
1/2"	10"	20'

Maximum panel dimension for light weight concrete block or masonry veneer, 16 feet.

Porch slabs and concrete or masonry steps or stoops.

#### Detached Accessory Buildings Less Than 600 Square Feet

1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.
2. Minimum reinforcement in slab WWF 4x4-W4.0x4.0 or #3 bars @ 14" on center, placed at mid-height.
3. Minimum reinforcement in beams for frame construction two 1/2" diameter reinforcing bars, one at top and one at bottom well tied to the turned down mesh. For masonry or veneer construction, four 1/2" diameter reinforcing bars, two at top and two at bottom with 3/8" diameter stirrups 24" on center.
4. Beam width 8 inches. Beam depth below natural grade 6 inches. Minimum overall depth 12 inches.
5. Porch slabs and concrete masonry steps shall be supported at the intersection with the building by metal anchors, piers, or a supporting ledge on the foundation wall, or a beam completely around the slab.
6. Base material shall consist of a minimum of 2" sand, gravel or other accepted material.

## **Walks and Driveways**

1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.
2. Minimum reinforcement WWF 6x6-W2.9xW2.9 welded wire mesh or its equivalent, placed at mid-height.
3. Expansion joints shall be provided at 80 foot intervals.
4. A trowel cut at least 1/2 inch deep in the slab of walks at approximately 4 foot intervals and 20' for driveways.
5. Expansion joints shall be provided at garage aprons and between new and existing concrete.
6. Minimum of 2 inches of sand or gravel base.

## **Patios, Uncovered and Roofed**

1. Minimum slab thickness 4 inches and concrete to be a minimum of 2500 psi.
2. Minimum reinforcing WWF 6x6-W2.9xW2.9 welded wire mesh or its equivalent.
3. Base material to be a minimum of 2 inches for uncovered patios and 6 inches for roofed patios.
4. Roofed patio foundations shall be the same as for detached garages.

Section 2306.4 of the Uniform Building Code is amended to read as follows:

2306.4 Plates, sills and sleepers. All foundation plates or sills and sleepers on a concrete or masonry slab, which is in direct contact with earth, and sills which rest on concrete or masonry foundations, shall be treated wood or foundation redwood, all marked or branded by an approved agency. Foundation cedar or No. 2 foundation redwood marked or branded by an approved agency may be used for sills in territories subject to moderate hazard, where termite damage is not frequent and when specifically approved by the building official. In territories where hazard of termite damage is slight, any species of wood permitted by this code may be used for sills when specifically approved by the building official, provided a single layer of 30 pound felt is placed between the plate and the concrete.

Section 2320.6 of the Uniform Building Code is amended by adding Subsection 2320.6.1 to read as follows:

Foundation Plates or Sills. Foundations and footings shall be as specified in Chapter 18. Foundation plates or sills resting on concrete or masonry foundations shall be bolted as required by Section 1806.6.

2320.6.1 Pier foundation sills shall comply with Table 23-I-X.

Chapter 23 of the Uniform Building Code is amended by adding Table 23-I-X.

**Table 23-I-X****Pier Foundation: Sill Requirements with Floor Joists Spanning Maximum 10 Feet**

Pier Spacing	Minimum Elasticity	Sill Size	
		One Story	Two Story
5 feet	1.9	4"x 4"	4"x 6"
6 feet	1.2	4"x 6"	4"x 8"
7 feet	1.5	4"x 6"	4"x 8"
8 feet	1.1	4"x 8"	4"x 10"

Section 2320.11.6 of the Uniform Building Code is amended by adding a sentence at the end of the paragraph:

2320.11.6 Headers and lintels shall conform to the requirements set forth in this paragraph and together with their supporting systems shall be designed to support the loads specified in this code. All openings 4 feet wide or less in bearing walls shall be provided with headers consisting of either two pieces of 2-inch framing lumber placed on edge and securely fastened together or 4-inch lumber of equivalent cross section. All openings more than 4 feet wide shall be provided with headers or lintels. Each end of a lintel or header shall have a length of bearing of not less than 1-1/2 inches for the full width of the lintel. Openings supporting wood frame walls shall comply with Table 23-I-Y unless a special design is required by the building official.

Chapter 23 of the Uniform Building Code is amended by adding thereto Table 23-I-Y.

**Maximum Allowable Spans for Headers in Wood Frame Walls****Allowable Span of Headers in Feet for Bearing Walls 1,2**

Size of Wood Header 2,3	No Story	One Story	Two Stories	Headers in Garage Walls not Supporting Floors or Roofs
2-2" x 4"	4'	-	-	6'
2-2" x 6"	4' to 6'	4'	-	6' to 8'
2-2" x 8"	6' to 8'	4' to 6'	-	8' to 10'
2-2" x 10"	8' to 10'	6' to 8'	4' to 6'	10' to 12'
2-2" x 12"	10' to 12'	8' to 10'	6' to 8'	12' to 16'

1. Based on 10 foot tributary floor and roof loads; in other words, headers located in exterior walls and supporting 20 foot span joists or headers located in interior bearing walls and supporting joists spanning 10 foot wide rooms on each side.

2. Nominal 4 inch wide single headers may be substituted for the double members.

3. Spans are based on No.1 or No.2 grade lumber. No. 3 grade lumber may be used with appropriate design.

Section 2320.11.7 of the Uniform Building Code is amended to read as follows:

2320.11.7 Pipes in Walls. Stud partitions containing plumbing, heating, or other pipes shall be so framed and the joists underneath so spaced as to give proper clearance for the piping. Where a partition containing such piping runs parallel to the floor joists, the joists underneath such partitions shall be

doubled and spaced to permit the passage of such pipes and shall be bridged. Where plumbing, heating or other pipes are placed in or partly in a partition, necessitating the cutting of the soles or plates, a metal tie not less than 18 gage thick and 1-1/2 inches wide shall be fastened to the plate across and to each side of the opening with not less than two 8d nails.

Chapter 30 of the Uniform Building Code is amended by adding Section 3001.1 to read as follows:

3001.1 Definitions. For the purpose of this chapter, certain terms are defined as follows:

Alterations. Any change made to existing elevators, dumbwaiters, escalators, manlifts, or moving walks or hoistway enclosures or doors other than the repair or replacement of damaged, worn or broken parts necessary for normal operation.

ANSI Code is the ANSI/ASME A17.1 Code -1996 Safety Code including all supplements, for elevators and escalators, an American National Standard published by the American Society of Mechanical Engineers.

Elevator, Freight. An elevator used for carrying freight and on which only the operator, the person necessary for loading and unloading, and employees.

Elevator, Service. An elevator which is used for carrying both passengers and equipment or materials. Such elevator must meet all requirements of this code for a passenger elevator and all additional requirements for service elevators.

Installation, Existing. An elevator, dumbwaiter, escalator, manlift or moving walk the application for the installation of which was filed with the building official and completed prior to the effective date of this code.

Installation New. A complete elevator, dumbwaiter, escalator, manlift or moving walk, the application for the installation or relocation of which was filed with the building official on or after the effective date of this code.

Major Alteration. Shall be the replacement of major equipment such as controls, drives or elevator cars, and addition of stops or changing elevator speed. Removal of this equipment for repair shall not be construed as a major alteration. Other items which are not major alterations shall include changes in finishes, call buttons, audible and visual announcing devices and similar work to improve the appearance of elevator equipment.

Manlift. A manlift is a device consisting of a power driven endless belt provided with steps or platforms and handholds attached to it for the transportation of personnel from floor to floor.

Special Inspector. Where the term special inspector is used in this chapter, it shall mean a person not employed by the city of San Antonio who is authorized by the building official to perform the inspection and test. The power to issue stop orders as specified in Chapter 1 shall not be granted to the special inspector.

Section 3003.3 of the Uniform Building Code is amended to read as follows:

Standby power. Standby power when required by Section 403 shall be provided to at least one elevator in each bank. Standby power shall be manually transferable to all elevators in each bank. Standby

power shall be provided by approved self contained generator set to operate automatically whenever there is a loss of electrical power to the building. When located inside the generator set shall be located in a separate room enclosed by at least a one-hour fire resistive occupancy separation. The generator shall have a fuel supply adequate to operate the equipment connected to it for a minimum of two hours.

Chapter 30 - Elevators, Dumbwaiters, Escalators and Moving Walks is amended by deleting Section 3001 and replacing it with Sections 3008 and 3009 to read as follows:

3008. Purpose. The purpose of this chapter is to safeguard life, limb, property and public welfare by establishing minimum requirements regulating the design, construction, alterations, operation and maintenance of elevators, dumbwaiters, escalators and moving walk ways and by establishing procedures by which these requirements may be enforced.

EXCEPTION: Inspections shall not be required for conveyance within a dwelling unit.

3008 All new elevators, dumbwaiters, escalators moving walk and major alterations to such conveyances and the installation thereof shall conform to the requirements of the American National Standard Institute ANSI/ASME A17.1-1996 and all supplements Safety Code for Elevators and Escalators published by the ASME, except as otherwise provided in this chapter.

3009. Scope. This chapter shall apply to new and existing installation of elevators, dumbwaiters, escalators and moving walks and provides for inspections and maintenance of such conveyances.

Section 3010. Unsafe Conditions. When an inspection reveals an unsafe condition, the inspector shall immediately file with the owner and the building official a full and true report of such inspection and such unsafe condition. If the building official finds that the unsafe condition endangers human life, he shall cause to be placed on such elevator, escalator or moving walk, in a conspicuous place, a notice stating that such conveyance is unsafe. The owner shall see to it that such notice of unsafe condition is legibly maintained where placed by the building official. The building official shall also issue an order in writing to the owner requiring the repairs or alterations to be made to such conveyance which are necessary to render it safe and may order the operation thereof discontinued until the repairs or alterations are made or the unsafe conditions are removed. A posted notice of unsafe conditions shall be removed only by the building official when he is satisfied that the unsafe conditions have been corrected.

Section 3303.7.4 Exception of the Uniform Building Code is amended by numbering the exception to read Exception 1 and by adding Exception 2, to read as follows:

EXCEPTION 2 Pedestrian canopies for construction or demolition of buildings not exceeding thirty-six (36) feet in height or three stories, whichever is less, may be constructed of metal scaffolds of two (2) inch tubing adequately braced with 1-1/4 inch tubing. The passageway shall not be less than thirty-nine (39) inches in width at any point with a head room not less than eight (8) feet. The scaffold ends shall be braced by approved diagonal cross bracing maintaining a maximum of eight (8) feet between ends. A solid tightly sheathed cover between scaffold and job site to be not less than 1/2 inch ply board with railing when required by this section. The roof shall be tightly sheathed

with a minimum of 2 inch nominal wood planking or equal.

WITH THE EXCEPTION OF CHAPTERS 3, DIVISION I, II, IV, AND CHAPTER 4, DIVISION II  
ALL OTHER APPENDIX CHAPTERS ARE DELETED.